



## MILPITAS PLANNING COMMISSION STAFF REPORT

February 26, 2014

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**APPLICATION:** **TRIPOINTE SITE AMENDMENTS - Site Development Permit Amendment No. SA13-0004** - A request by Tri Pointe Homes, Inc. to consider a Site Development Permit Amendment to SD12-0003 for site improvement and exterior facade modifications for a previously approved 32 single-family home subdivision.

**RECOMMENDATION:** **Staff recommends that the Planning Commission:**  
Adopt Resolution No. 14-007 approving Site Development Permit Amendment No. SA13-0004 for a 32 single-family home subdivision based on findings and subject to conditions of approval.

**LOCATION:**  
Address/APN: Los Coches/South Milpitas Blvd, APN 8639001  
Area of City: Town Center at the northwest corner of the South Milpitas Blvd/Los Coches intersection.

**PEOPLE:**  
Project Applicant: Bill Sadler, Tri Pointe Homes, Inc.  
Consultant(s): Jill Williams, Architect, KTG Y Architects  
Property/Business Owner: Tri Pointe Homes, Inc., a Delaware corporation  
Project Planner: Scott Ruhland, Senior Planner

**LAND USE:**  
General Plan Designation: Town Center (TWC)  
Zoning District: Town Center (TC)  
Overlay District: Site and Architectural Overlay (-S)

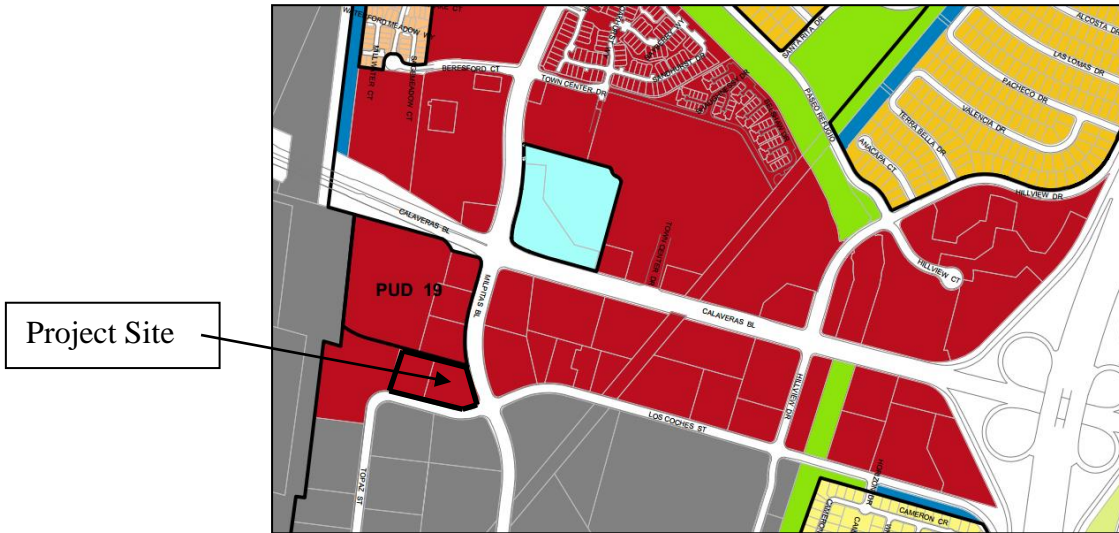
**ENVIRONMENTAL:** A Mitigated Negative Declaration and Mitigation and Monitoring Program was previously circulated and adopted for this Project.

### **EXECUTIVE SUMMARY**

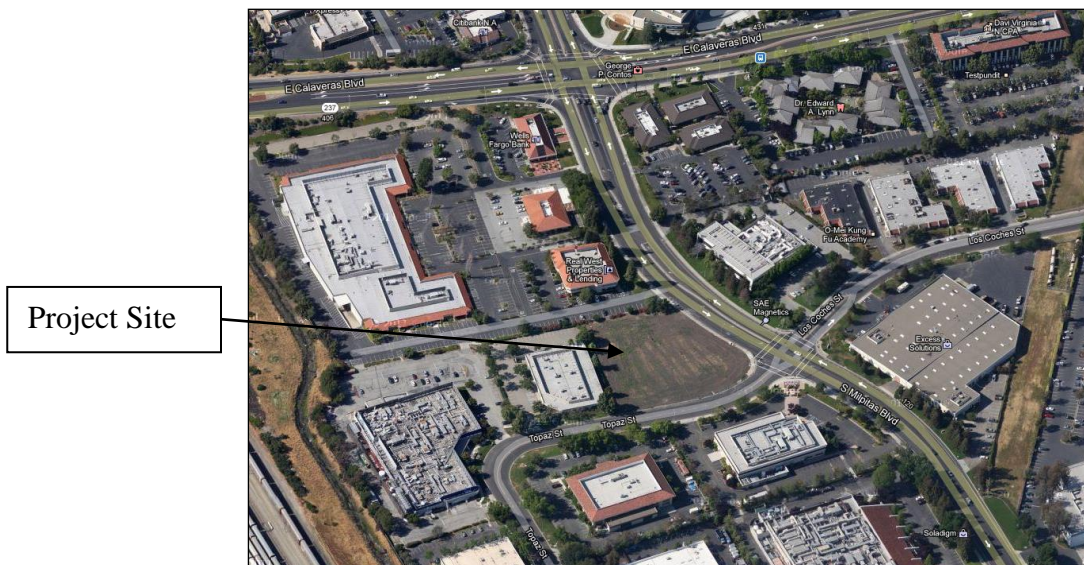
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On May 7, 2013, the City Council adopted Resolution No. 8253 approving Major Tentative Map No. MT12-0002, Conditional Use Permit No. UP12-0016 and Site Development Permit No. SD12-0003 for the construction of 28 new single-family homes, four live-work units and associated site improvements. The applicant at that time was Doyle Heaton on behalf of DRG Builders. DRG Builders has since sold the project to Tri Pointe Homes, Inc, who are now requesting a Site Development Permit Amendment for modifications to the architectural and site design. The proposed modifications include improved architectural design and detailing of the homes; redesign of the live-work units to better address the street frontage; a new plaza added at the corner of South Milpitas and Los Coches; minor site design changes for pedestrian access and parking; and, minor changes to the grading design to raise the site to facilitate drainage.

## Map 1 Zoning Map



## Map 2 Project Site



Not to Scale

## BACKGROUND

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### *History*

Prior to 2010, the project site was used for office, commercial and light industrial purposes. In September 2010, the City Council approved a zone change from Industrial to Town Center for the project site and nearby properties located between Los Coches and East Calaveras Boulevard.

In December 2011, DRG Builders submitted a preliminary application to develop the site with residential uses. In May 2013, the City Council approved a Tentative Tract Map, Site Development Permit, Conditional Use Permit and Mitigated Negative Declaration and Mitigation and Monitoring Program for 28 single-family homes, four live-work units and associated site improvements. In December, 2013, the new owner of the project, Tri Pointe Homes, Inc., submitted an application for a Site Development Permit Amendment for architectural and site design modifications.

### *The Application*

The following is a summary of the applicant's request:

- *Site Development Permit Amendment:* Amendment to SD12-0003 to evaluate proposed modifications to the approved site design, architecture, grading and circulation.

## PROJECT DESCRIPTION

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### *Overview*

The project includes a new 28-home single-family neighborhood with four live-work units facing South Milpitas Boulevard. The homes are a combination of two and three stories and site improvements include on-site parking, pedestrian and vehicular circulation, a playground and landscaping improvements. This project was approved in May, 2013 and the new owner is now requesting an amendment to the approval for architectural and site design modifications. In summary, the applicant is requesting the following changes:

### Architecture

1. Changes to exterior design based on previous conditions of approval, including a mix of window frame colors; change of roof materials; new windows sizes and placement, and new exterior decorative details.
2. A new, 3-story Plan 4 has been added to the unit types. The applicant has proposed six Plan 4 units along Los Coches only.
3. Enhanced architectural detailing on the styles, Tuscan, English and Traditional including shutters, rafter tails, stone/brick veneer.
4. Live/work units modified to conform to floodplain and ADA requirements. Transom glass windows have been added above the main entrance to give the feeling of a commercial storefront.
5. Live/work units include a larger deck on the rear of the units.
6. New color schemes have been proposed.

### Landscape/Open Space

7. New plaza space with outdoor seating and landscaping added to corner of South Milpitas Blvd and Los Coches adjacent to Lot 8.
8. Commercial signage located added to corner of South Milpitas Blvd and Los Coches adjacent to Lot 8.

### Site Design/Grading

9. Raised grades and building pad elevations to remove the site from floodplain.
10. Added two-foot decorative retaining wall and steps to units along Los Coches.
11. Modified grades and building pads for live/work units to create split level design to accommodate ADA access from public right-of-way to commercial portion of unit.
12. Narrowed site driveway width to the entrance off of Los Coches.
13. Shifted location of driveway alignment on South Milpitas Boulevard.

### ***Location and Context***

The project site is approximately 2.7 acres and located at the intersection of South Milpitas Boulevard and Los Coches Street in the Town Center zoning district. The site is adjacent to planned residential uses to west, and office and commercial uses to the north, south and east. The area is transitioning from that of commercial and office use to a more residential character. Vicinity and location maps of the subject site location are included on the previous page.

## **PROJECT ANALYSIS**

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### ***General Plan and Zoning Conformance***

#### General Plan

The Town Center designation, per the General Plan, states that it should provide for a variety of commercial, civic and residential uses appropriate to the Center's role as the functional and visual focus of Milpitas. The Town Center is a meeting place and a market place, the home of commercial and professional firms, an entertainment area and a place for restaurants and hotels. The General Plan contains Land Use Principles and Policies to help enforce this intent. The table below outlines the project's consistency with applicable General Plan Guiding Principles and Implementing Policies:

**Table 4**  
**General Plan Consistency**

<b>Guiding Principles and Implementing Policies</b>	<b>Consistency Finding</b>
<i>2.a-G-2: Maintain a relatively compact urban form.</i>	<b>Consistent</b>
<i>2.a-G3. Provide for a variety of housing types and densities that meet the needs of individuals and families.</i>	<b>Consistent</b>
<i>2.a-G-4: The Town Center will be the "heart" of Milpitas' civic, cultural, business, and professional life.</i>	<b>Consistent</b>
<i>2.a-I-20: Develop the Town Center as an architecturally distinctive</i>	<b>Consistent</b>

<b>Guiding Principles and Implementing Policies</b>	<b>Consistency Finding</b>
<i>mixed-use complex which will add to Milpitas' identity and image.</i>	
<i>2.a-I-21: Require development in the Town Center to conform to the adopted design principles/requirements of the Milpitas Redevelopment Agency.</i>	<b>Consistent</b>
<i>3.d-I-25: Where appropriate, require new development provide public access points to the trail system and/or contribute to staging areas.</i>	<b>Consistent.</b>
<i>3.d-I-27: Require sidewalks on both sides of the street as a condition of development approval, where appropriate with local conditions.</i>	<b>Consistent.</b>

The above-identified General Plan principles and policies provide the basis from which staff has developed the project analysis and from which the Planning Commission must make its recommendation for project acceptance or denial. The proposed amendments to the project are consistent with the General Plan in that the project as a whole provides a variety of housing types (live-work, and single-family residential) within a more compact urban form and will be architecturally distinctive adding to Milpitas' identity and image. It proposes live-work units with storefronts along South Milpitas Boulevard, which separates and buffers the residential homes from South Milpitas Boulevard.

#### Zoning Ordinance

Under the City's Site and Architecture Overlay Zoning District, the proposed project requires site development review and approval, including amendments to previously approvals. The project conforms to the Milpitas Zoning Ordinance due to the proposed placement of the live-work units along South Milpitas Boulevard which provides the proposed commercial use near other commercial and cultural uses and acts as a compatible transition to single-family residential.

#### Development Standards

The project has not proposed any change to the development standards that were approved for the project. The table below indicates the building setbacks and height that were approved for the project.

#### Typical yard setbacks

<b>Setbacks (Minimum)</b>	<b>Typical Lot</b>
Front Yard, Facing Milpitas Boulevard	15'+10' side walk & landscaping
Front Yard Facing Los Coches	6.5'+10' side walk & landscaping
Front Yard Interior residence	3.9' along public park 8.7'
Side Yard	3'(min)
Rear Yard	4'(min)
Building Height	35 feet or 3 stories

### ***Site & Architectural Design***

The homes are generally the same style as previously approved, with certain upgrades that will improve the overall design of the project. The four different architectural styles include:

1. “Tuscan” features a stone veneer entry portal, brick window trim, and hipped roof.
2. “Traditional” features a covered front entry upper floor vertical wood siding, stone wainscoting and gable roof.
3. “English” features a brick veneer arched entry portal, wood trimmed inset bay window and up
4. “Contemporary” features for the live-work units that include 500 square feet for commercial on first floor, with a commercial store front appearance. The commercial live-work units include a standing seam metal roof with brick and stucco store fronts, transom windows and metal awnings.

Additional exterior details have also been included to the various styles including window shutters, horizontal banding, stone and brick veneer and trim and rafter tails. Overall, staff finds the architectural modifications have improved the overall design and character of the project.

### ***Landscaping & Open Space Design***

The project includes frontage improvements along South Milpitas Blvd and Los Coches including landscaping and street trees. The front yards of the units will also be landscaped. A new plaza is proposed at the corner of the South Milpitas Blvd and Los Coches that includes seating, umbrellas, accent trees, and decorative plantings.

#### Private recreational/useable open space

The project provides private open space for each of the units in the form of balconies, porches, and/or patios. An approximate 2,000 square foot tot lot is also proposed in the center of the project including playground structure, seating and landscaping. The project as proposed meets the open space requirements.

#### Public recreational open space

As previously approved, the applicant will pay \$808,712.00 to the City’s park in lieu fund.

### ***Parking***

Parking for the project complies with the Milpitas Municipal Code. The following table summarizes the parking required and provided for the project:

#### **Parking Standards**

<b>Parking Ordinance</b>	<b>Spaces Required</b>	<b>Spaces provided</b>
32 Three bedroom units	64	64 covered parking spaces (2 car garage)
Guest parking (20% of total required)	13	13 uncovered off street parking on site
Commercial Component (1/250 sq. ft.)	8	8 uncovered off street parking on site
<b>Total</b>	<b>85</b>	<b>85</b>

### ***Access & Circulation***

Site access will be from two site driveways, one each along Los Coches Street and South Milpitas Boulevard. The main entrance will be off Los Coches Street with full ingress and egress into and out of the project site. The driveway off South Milpitas Blvd will be used for entrance only primarily to serve the commercial live-work units. The driveway will be striped and signed for one-way entrance only.

### **Pedestrian and Bicycle Facilities**

The project includes sidewalks along South Milpitas Boulevard, Los Coches Street, and Topaz Street fronting the project site. Bicycle lanes are provided on Milpitas Boulevard.

The project includes a pedestrian trail connection to the 80-unit residential project (Orchid), adjacent to the rear. This trail will lead to a future trail along Wrigley Creek. Enhancements include an architectural stone portal along South Milpitas Blvd. and paved sidewalk with lighting and landscaping. This connects both residential projects and allows pedestrians a safe walkway along the Wrigley Creek Trail, and to the Beresford Shopping Center just north of Calaveras Boulevard.

## **FINDINGS FOR APPROVAL**

A finding is a statement of fact relating to the information that the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action.

### ***Site Development Permit Amendment (Section XI-10-57-03-1(F))***

- 1. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

As detailed above, the project is consistent with this finding because the proposed placement of live-work units facing South Milpitas Blvd. provides a buffer to the single-family residential uses. The residential is positioned away from the arterial roadway. The commercial storefronts of the live-work units are compatible with neighboring businesses and the desired character along South Milpitas Blvd. Further, the layout of the project has not changed since approval of Site Development Permit SD12-0003.

- 2. The project is consistent with the Milpitas Zoning Ordinance.*

The project is consistent with this finding because the site is zoned Town Center and the approved use is permitted in the Town Center designation. As described above, the development standards have been approved under Site Development Permit SD12-0003 and have been found to conform to the zoning district. The project as modified has not altered or changed in a manner that renders it inconsistent with the Zoning Ordinance. Further, the Live-Work units also conform to the Live-Work Ordinance.

3. *The project is consistent with the Milpitas General Plan.*

The project is consistent with this finding as discussed previously in the staff report, and because the approved use is allowed in the Town Center land use designation. The project furthers the goals and policies of the land use element by creating a live-work environment along South Milpitas Blvd and providing additional housing to create a compact mixed-use district in the heart of Milpitas.

## **ENVIRONMENTAL REVIEW**

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The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration and Mitigation and Monitoring Program have been previously circulated and adopted for the project and is still applicable. The proposed amendments do not require analysis of new information nor do they required recirculation of the Mitigated Negative Declaration. The proposed amendments are within the scope of improvements already considered and approved for the project. No further environmental review is required.

## **PUBLIC COMMENT/OUTREACH**

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Staff provided public notice the application in accordance with City and State public noticing requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the Milpitas Post on February 14, 2014. (Two Fridays before the meeting) In addition, 23 notices were sent to owners and occupants within 300 feet of the project site. A public notice was also provided on the project site, on the City's Website, [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov), and posted at City Hall.

## **CONCLUSION**

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In summary, staff finds the proposed amendment to Site Development Permit SD12-0003 consistent with the provisions of the General Plan and Milpitas Municipal Code. The proposed amendment improves and enhances the previous project by incorporating greater design details and elements into the architecture; improving the public plaza on the corner of South Milpitas/Los Coches; and, improved grading design to facilitate site drainage.

## **RECOMMENDATION**

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STAFF RECOMMENDS THAT the Planning Commission:

1. Open and Close Public Hearing; and
2. Adopt Resolution No. 14-007 approving Site Development Permit Amendment No. SA13-0004 for a 32 single-family home subdivision based on findings and subject to conditions of approval.

## **ATTACHMENTS**

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A: Resolution No. 14-007

B: Project Plans

C: Applicant's Summary of Changes